

**TRACT I
METES AND BOUNDS DESCRIPTION
0.212 OF AN ACRE, BEXAR COUNTY, TEXAS**

22018324

Being 0.212 of an acre of land out of Lot 18, New City Block 7388, Grothues Center Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4400, Page 16 of the Deed and Plat Records of Bexar County, Texas, and being the same land described as Tract I in deed recorded in Volume 15934, Page 907 of the Official Public Records of Real Property of Bexar County, Texas. Said 0.212 of an acre is more particularly described by metes and bounds as follows:

Beginning at a Mag Nail set at the southeast corner of this tract on the West right-of-way line of Zarzamora Street which bears North 09 degrees 27 minutes 00 seconds East, 96.27 feet from the southeast corner of Lot 18, N.C.B. 7388;

THENCE North 81 degrees 03 minutes 12 seconds West, 75.00 feet to a 1/2" iron rod found at the southwest corner of this tract and the southeast corner of Tract II as described in deed recorded in Volume 15934, Page 907 of the Official Public Records of Real Property of Bexar County, Texas;


THENCE with the common line between said Tracts I & II, North 08 degrees 29 minutes 00 seconds East, 33.36 feet to a Mag Nail set;

THENCE continuing with said common line, North 17 degrees 43 minutes 24 seconds West, 61.44 feet to a 1/2" iron rod found on the south line of Laredo Street;

THENCE with the south line of Laredo Street and the north line of Lot 18, the following two calls:
North 81 degrees 35 minutes 21 seconds East, 14.96 feet to a 1/2" iron rod set;
North 75 degrees 46 minutes 00 seconds East, 59.34 feet to a Mag Nail set at the Point of Curvature of a curve to the right;

THENCE along a curve to the right having a radius of 25.00 feet, an arc length of 49.59 feet, and a central angle of 113 degrees 40 minutes 37 seconds, being subtended by a chord of South 47 degrees 23 minutes 30 seconds East for a distance of 41.85 feet to a Mag Nail set at the Point of Tangency of said curve, on the west line of Zarzamora street and the west line of Lot 18;

THENCE with the west line of Zarzamora Street and the west line of Lot 18, South 09 degrees 27 minutes 00 seconds West, (basis of bearings, Vol. 15934, Page 907 Official Public Records) 92.88 feet to the Point of Beginning, containing 0.212 of an acre of land. This description is based on a survey made by me, on the ground.


Kerry J. Brown, RPLS No. 4916
April 19, 2013
Job # 13008



BROWN SURVEYING COMPANY
6901 Tierra Bonita, San Antonio, Texas 78263
(210) 648-3697

**TRACT II
METES AND BOUNDS DESCRIPTION
0.035 OF AN ACRE, BEXAR COUNTY, TEXAS**

22018324

Being 0.035 of an acre of land out of Lot 18, New City Block 7388, Grothues Center Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4400, Page 16 of the Deed and Plat Records of Bexar County, Texas, and being the same land described as Tract II in deed recorded in Volume 15934, Page 907 of the Official Public Records of Real Property of Bexar County, Texas. Said 0.035 of an acre is more particularly described by metes and bounds as follows:

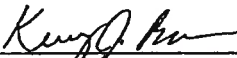
Beginning at a 1/2" iron rod found on the south line of Laredo Street for the north corner of this tract, same being the northwest corner of a called 0.211 acre tract described as Tract I in deed recorded in Volume 15934, Page 907 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE with the common line between said Tracts I & II, South 17 degrees 43 minutes 24 seconds East, 61.44 feet to a Mag Nail set;

THENCE continuing with said common line, South 08 degrees 29 minutes 00 seconds West, 33.36 feet to a 1/2" iron rod found for the southeast corner of this tract and the southwest corner of said Tract I;

THENCE North 81 degrees 03 minutes 12 seconds West, 24.29 feet to a 1/2" iron rod found;

THENCE North 06 degrees 38 minutes 28 seconds East, 88.33 feet to the Point of Beginning, containing 0.035 of an acre of land. Bearings based on deed bearing per Vol. 15934, Pg. 907, Official Public Records of Bexar County, Texas between monuments found on the west line of Zarzamora Street. This description is based on a survey made by me, on the ground.


Kerry J. Brown, RPLS No. 4916
April 19, 2013
Job # 13008



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